



BUILD READY 1 ACRE RETAIL SITE IN GROWING SOUTHEAST SIOUX FALLS

Be a part of the new **Levo Square** Development just off South Cliff Avenue and 69th Street in growing southeast Sioux Falls. This property is located adjacent to the newly constructed Levo Federal Credit Union. The offered parcel is currently platted as part of the larger parcel on which Levo Federal Credit Union sits, but will be re-platted with **covenants to be recorded prior to closing** allowing the buyer to have some input on those items. The parcel will be approximately one acre in size. This offering presents a great opportunity to build from the ground up in an exciting area between Sioux Falls and Harrisburg, South Dakota, just off busy Cliff Avenue with **nearly 18,000 vehicles per day** on Cliff Avenue. Neighboring businesses included **Levo Federal Credit Union, Avera McGreevy Clinic, the USF Sports Complex** and a planned new **Starbucks** location.

SITE PLAN OPTIONS:



69TH ST & CLIFF AVENUE SIOUX FALLS, SD 57108

FOR SALE | \$19.00/sqft

- **Zoning:**
C2 Commercial
- **Traffic Counts:**
17,800 (Cliff Avenue, 2021)
- **Approximate Square Footage:**
+/- 1 acre (to be determined by final plat).
- **Legal Description:**
To be determined at time of re-platting, Lincoln County, SD



MIKE HAUCK, JD
BROKER / OWNER

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605.359.8430





Cliff Avenue

E 69th St

69th Street



Levo Square



123

Cliff Ave

E 69th St

E 69th St

E 69th St

Charger Cir

S Santa Rosa Cir

E 73rd St

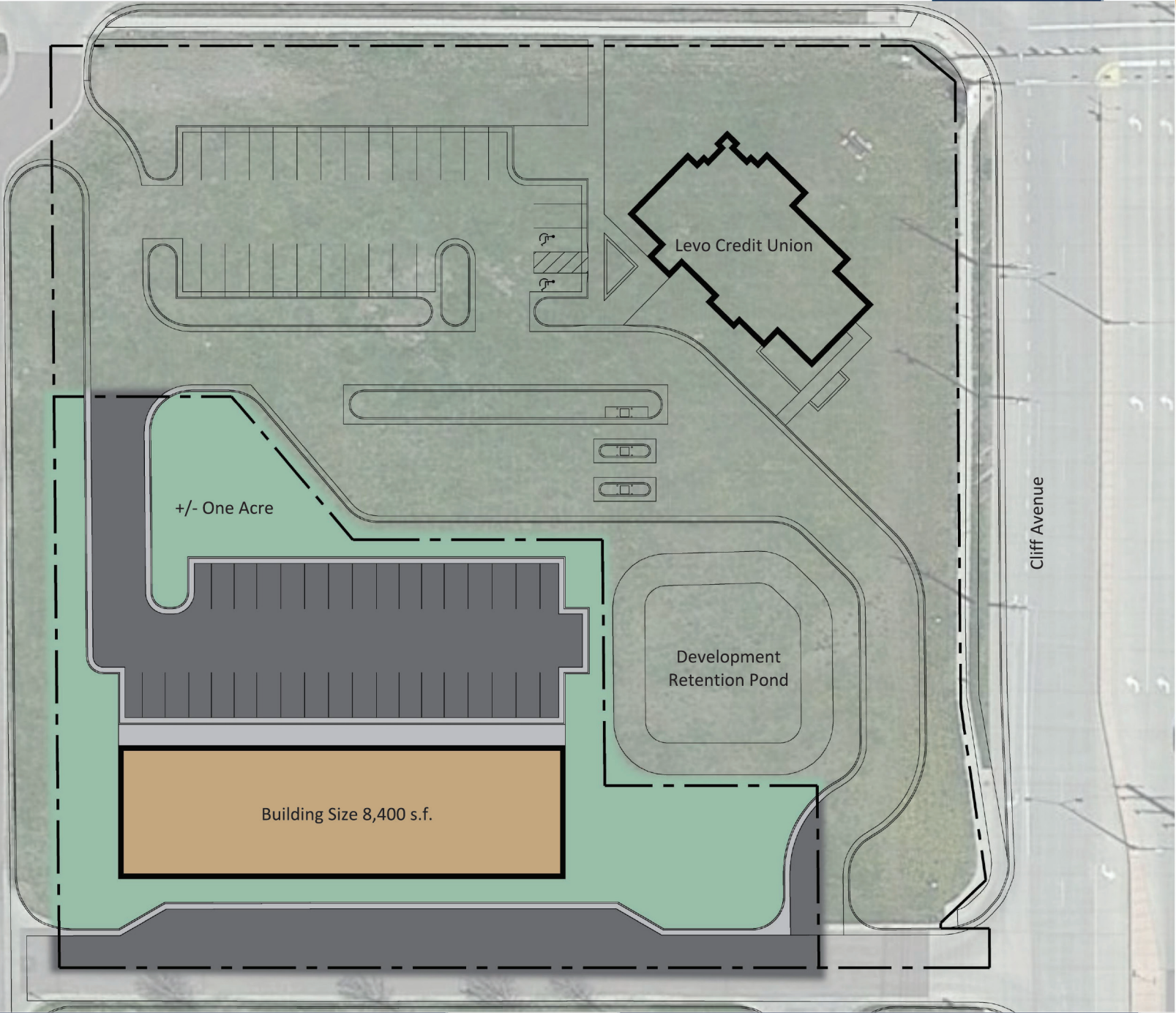
E 73rd St

S Cougar Ave

ugar Ave



Levo Square Preliminary Site Plan Option A



+/- One Acre

Levo Credit Union

Development Retention Pond

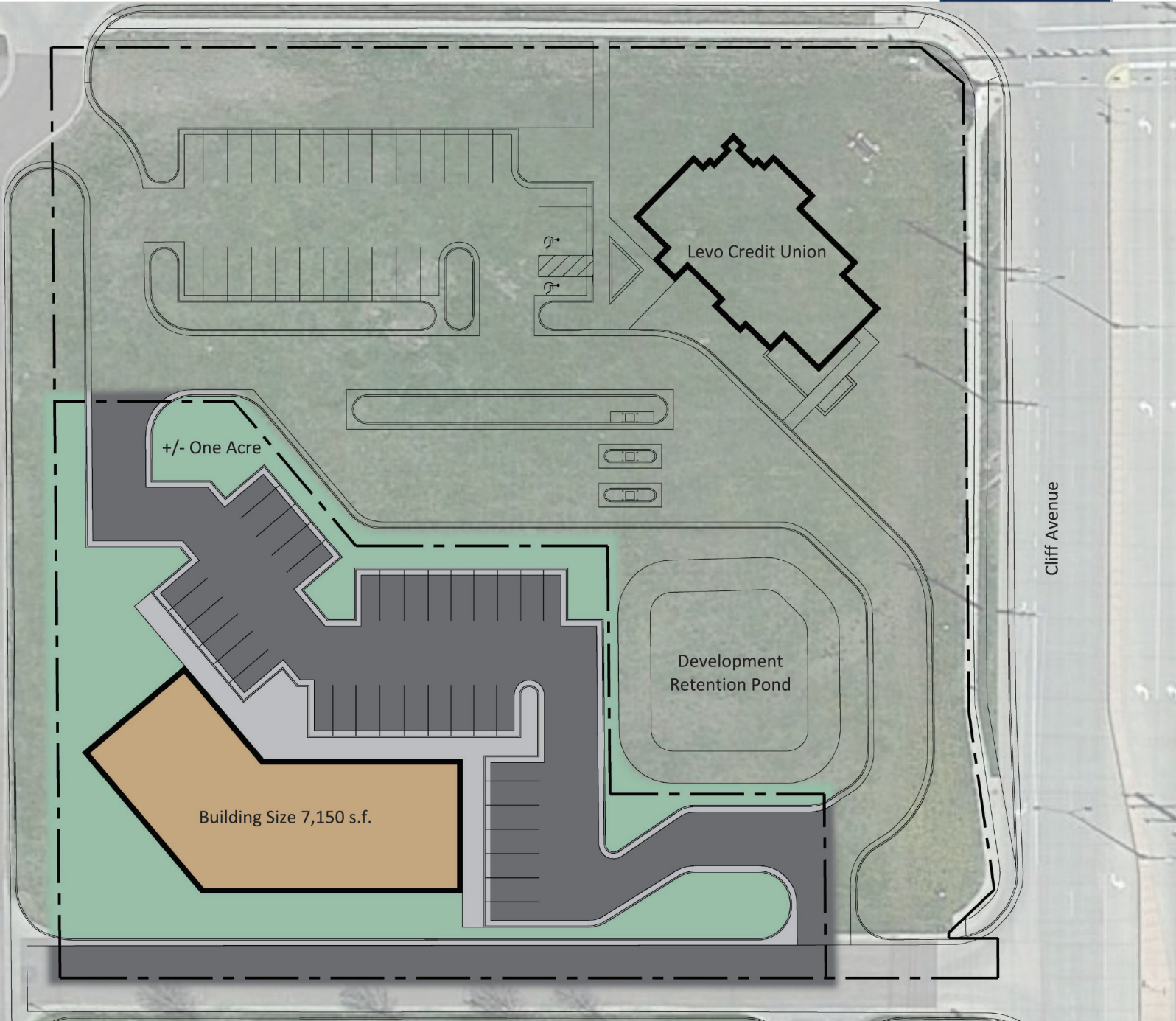
Building Size 8,400 s.f.

Cliff Avenue





Levo Square Preliminary Site Plan Option B



Cliff Avenue

Levo Credit Union

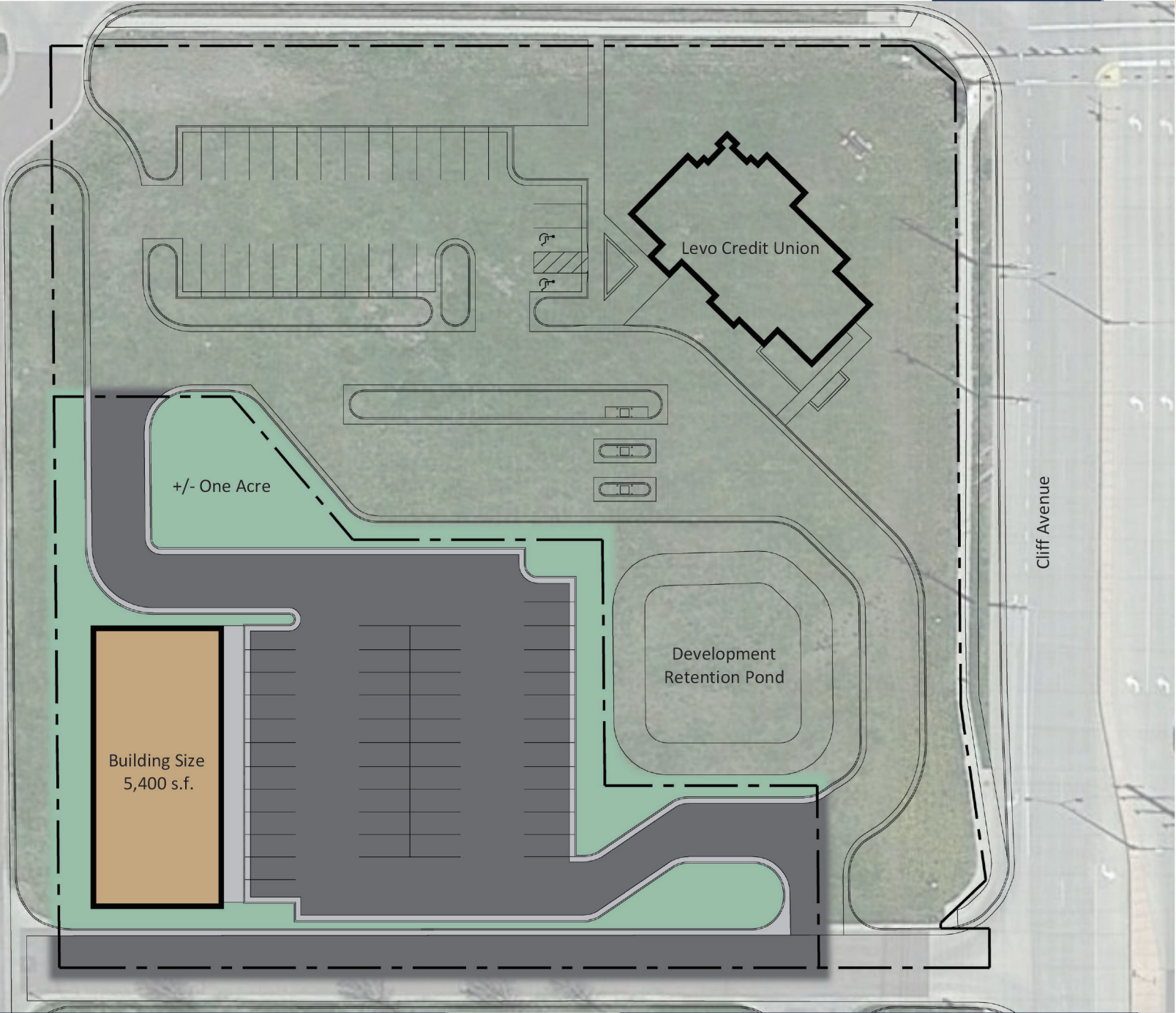
+/- One Acre

Development Retention Pond

Building Size 7,150 s.f.



Levo Square Preliminary Site Plan Option C



Cliff Avenue

+/- One Acre

Levo Credit Union

Building Size
5,400 s.f.

Development
Retention Pond

Levo Square Conceptual Rendering

CONCEPTUAL DESIGN ONLY

